

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JUNE 28, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: TENTATIVE TRACT MAP NO. 06-02 (17795)/PRECISE PLAN OF DESIGN NO. 06-03/VARIANCE No. 06-05/DEVELOPMENT AGREEMENT NO. 06-01

SUMMARY

The project is a request to subdivide a 2.18 acre site with an existing residence into a 13 unit, two story condominium project with a variance request to reduce the side-yard set back. The subject site is located on the west side of Lind Avenue, south of Court Street and bordering San Timoteo Creek Channel (see Attachment A, Vicinity Map). A copy of the project plans is available in Attachment B.

RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C);
2. Approve Tentative Tract Map No. 17795, Precise Plan of Design No. 06-03, and Variance No. 06-05 based on the Findings, and subject to the attached Conditions of Approval (Attachment D); and,
3. Approve Development Agreement No. 06-01.

PERTINENT DATA

Property Owner/Applicant:	Mr. Lester Zhou (Tritech Assoc., Inc.)
General Plan	Medium Density (5.0 to 10 du/acre)
Zoning:	Multiple-Family Residence (R-3)
Site:	2.18 acres (94,960 square feet)

Topography: Relatively flat

Vegetation: Landscaping along south perimeter

BACKGROUND AND EXISTING SETTING

Background

On February 1, 2006, the applicant submitted an application for the above referenced project. The application was deemed complete in April. On February 16, 2006, the project was reviewed by the Administrative Review Committee (ARC). During the months of March, April, and May, applicant and staff work together to resolve design issues and improve the overall layout of the project.

On May 17, 2006, the project was forwarded to the Planning Commission and then, continued to June 7, 2006 based on applicant's request. On June 7, 2006, Planning Commission again continued the item to June 28, 2006 at the applicant's request.

Existing Setting

Currently, the site contains one single-family house located on the southeast corner of the property (along Lind Avenue). The house was built in 1961 with approximately 1,400 square feet of living space. Additionally, there are existing trees along the south perimeter. The site offers minimal landscaping along the south perimeter and north perimeter near the northwest corner of the site.

The properties to the north, east and west are zoned Multi-Family Residence and are developed with residential uses. The property to the south is San Timoteo Creek Channel.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is subject to the California Environmental Quality Act (CEQA) and an Initial Study has been prepared to address the potential environmental impacts of the project. Staff has posted a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration of Environmental Impact for the project. The CEQA mandatory 20-day public review period began on Thursday, April 27, 2006 and ended on Wednesday, May 17, 2006. Copies of the NOI and Initial Study are attached for the convenience of the Planning Commission (refer to Attachment C). One written comment was received on May 10, 2006 from Steve and Neva Feenstra (property owners of 10632 Lind Avenue). Their concerns are regarding street improvements and traffic increase on Lind Avenue. No additional comments on the environmental documents have been received as of the date of this Staff Report.

ANALYSIS

Project Description

As previously stated, the project is a request to subdivide a 2.18 acre site into 13 condominium lots with one remaining lot, and construct 13 two-story condominiums with open space and park areas.

Public Comments

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on April 27, 2006. As of the writing of this report, one written comment was received in opposition on May 10, 2006 from Steve and Neva Feenstra (property owners of 10632 Lind Avenue). Their concerns are regarding street improvements and traffic increase on Lind Avenue. Three local residents from the immediate neighborhood attended the Planning Commission Meeting on June 7, 2006. Although the Commission continued the project to the June 28th meeting, staff had an opportunity to speak with them briefly. All three individuals expressed their support for the project.

Site Analysis

The project site is an "L" shaped lot with dimensions of approximately 240 feet by 430 feet with front yard building setback along Lind Avenue identified at 20 feet. The side-yard setback is identified at 10 feet to the south and 6 feet to the north of the new drive aisle. The rear-yard setback is identified at 20 feet from the new two-story units. The Loma Linda Municipal Code Section 17.36.060 through 17.36.090 requires a minimum 20 foot front-yard setback, five foot side-yard setback with an additional five feet for each story above the first floor and 15 foot rear-yard setback. As indicated above, this project meets the minimum setback requirements with the exception of the side yard requirement of 10 feet for a two story structure. The applicant is requesting to reduce the 10 foot side-yard setback to six feet (a difference of 4 feet).

The site plan indicates one point of ingress and egress from Lind Avenue. The access points will direct vehicular traffic to the small pockets of parking areas. A turn-around area is provided at the center of the project for emergency vehicles.

The site plan shows that the open space is provided in the rear of the property, which is the southern portion along the channel. In addition, a large open area, which includes a tot lot, is provided along the northern property line. The open space areas will include picnic tables and BBQ grills. As noted on the plan, the project will provide approximately 15,500 square feet of common, usable open space to meet the minimum open space requirements of 700 square feet for one two-bedroom unit and 800 square feet for three or more-bedroom units for a total of 10,200 square feet. Therefore, the project meets and exceeds the minimum common open space requirements. Additionally, each unit will have a private fenced yard area for personal use.

The site plan indicates that there are 27 open parking spaces and two garage spaces provided for each unit at a total of 53 parking spaces. The code requires 1.5 parking spaces per one-bedroom unit plus 0.5 parking spaces per each additional bedroom and 0.25 parking spaces per bedroom for guest parking for a total of 44.5 parking spaces. Therefore, the proposed project meets the City's minimum parking requirements.

The landscape plan indicates the use of grass, ground covers and trees throughout the project (i.e., Ornamental Pear, Chinese Flame tree, Crape Myrtle, Brisbane, Rosemary, Fortnight Lily, English lavender, Heavenly bamboo, Roundleaf Lauristinus, Red Fountain grass, New Zealand Flax, Lily of the Nile, Daylily, Tobira, Creeping fig, and Fescue sod). The trees are proposed at the driveway and around the open space areas. The trees and shrubs will meet the minimum size requirements.

Architecture Analysis

The architectural style of the surrounding neighborhood is a mix of traditional residential architecture with some structures dating back to the early 1920's. The applicant proposes Modern-Traditional style architecture with gable and hip roof construction. Stucco and pop-out features will be utilized to break up the vertical walls and provide some wall plane variation. Additional stone veneer is proposed for the lower portion of all exterior walls. Warm earth tones and a light gray-beige concrete tile roof will compliment the style of the structure.

The following is a breakdown of the project units.

Plan	No. of Units	Bedrooms	Bathrooms	Story	Options
A	8	3	3	2	Den
B	1	2	3	2	N/A
C	2	4	3	2	N/A
D	2	4	3.5	2	N/A

All the units provide a living room, kitchen, dining room, laundry room, and downstairs bathroom. Units A, B, and D, provides fireplace.

Development Agreement

The proposed project is located in the City's Redevelopment Project Area. As a result, the developer is required to provide fifteen percent of the units (two units) as affordable. The applicant is in the process of finalizing the Development Agreement with the Redevelopment Agency.

FINDINGS

Tentative Tract Map Findings

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The proposed subdivision is consistent with Goal No. 6 in the General Plan that states that housing opportunities in diverse styles and types in a variety of locations for all economic segments of the community and for all persons are necessary. The proposed subdivision is designed in accordance with the Loma Linda Municipal Code, Chapter 17.38 and is consistent with all provisions contained in the General Plan.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed 13-unit condominium subdivision. The Draft General Plan Environmental Impact Report (EIR) indicates that there are no critical habitats identified in the project area. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed 13-unit condominium subdivision is a permitted use for the Multiple Family Residence (R3) zone. The design of the houses will improve the site with more vegetation and improved roadways to minimize the amount of fugitive dust that is present on the site. The houses are designed to be compatible with other single-family homes in the surrounding neighborhood. There are no impacts identified of the project that could cause serious public health problems.

Precise Plan of Design Findings

According to LLMC Section 17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree

greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

The proposed use is a permitted use within the Multi-Family Residence (R-3) zone. Additionally, the property is vacant with wild vegetation. Rather than keep the property as a vacant lot in a dilapidated condition, the 13-unit condominium residential development would be the highest and best use of the property at this time. The proposed use also meets the Council Goal No. 4 to provide adequate housing for all citizens of all economic segments.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

The project is consistent with Goal No. 4 in the existing General Plan, which states that an adequate choice of housing should be available in multiple locations for all citizens of all economic segments. The project also is consistent with Goal No. 7 in the existing General Plan, which calls for the upgrade of areas that are substandard, to ensure that they are functional, safe, and aesthetically pleasing. The surrounding area is a mix of single- and multi-family residential uses, none of which would appear to conflict with the proposed use.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The subject parcel is adequate in size and shape to accommodate the proposed use. The lot coverage of the new units is less than 24 percent of project site. The buildings conform to the required setbacks found in the R-3 zoning designation in the Municipal Code with the exception of the variance request to reduce the side-yard setback. Upon approval of the variance request, the project site will accommodate the proposed use and be compatible with the existing land uses on Lind Avenue and in the surrounding area.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or that will be generated by the proposed use.*

The project site has access from Lind Avenue, which can accommodate the type and quantity of traffic generated by this use. A total of 53 parking spaces are proposed to accommodate the proposed 13-unit multi-family development. The proposed project and related on- and off-site improvements would not conflict with other uses immediately adjacent to the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

The public health, safety and general welfare will be protected through the implementation of the Conditions of Approval for this Precise Plan of Design to insure compatibility with the neighborhood.

Variance Findings

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The project site is an "L" shaped lot with dimensions of approximately 240 feet by 430 feet. Due to the "L" shape, one of the structures will encroach into the side-yard setback by four feet (into the proposed 26 foot wide drive aisle). The shape of the site limits the amount of construction area available.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property right possessed by other property in the same vicinity and zone and denied to the property in question.*

Most of the properties in the surrounding area enjoy the benefit of having a side-yard set back of at least five feet. The variance request is to accommodate one structure that encroaches into the side yard by four feet adjacent to the proposed drive aisle based on a 10 foot requirement for two-story structures. The proposed overall building separation from the property line is 31 feet. The encroachment of four feet combined with the orientation and layout of the lot will provide the optimal private open space for the resident.

3. *That the granting of such variance will not materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.*

The variance request is to reduce the side yard setback for one unit that is part of a 13 unit condominium project. The new condominiums will provide improvements and additional housing stock to the North Central Neighborhood.

The granting the variance request for one unit to encroach into the side yard setback will not appreciably detract from the development or be materially detrimental or injurious to the existing uses and structures/improvements in the surrounding neighborhood.

4. *The granting of such variances will be consistent with the general plan of the city.*

The variance request is to accommodate a four foot encroachment into the side-yard setback adjacent to a 26 foot drive aisle. The request facilitates Goal No. 6 of the General Plan which states that adequate housing is necessary for the well-being of Loma Linda citizens and should be available in diverse types and styles in a variety of locations for all economic segments of the community and for all persons regardless of age, race and ethnic background. The proposed project is consistent with the Medium Density (5.0 to 10 du/ac) General Plan land use designation and the other General Plan policies that are cited in these findings.

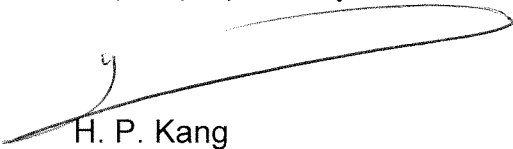
5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The variance request is scheduled for review on the June 28, 2006 Planning Commission meeting. The request is being reviewed concurrently with Tentative Tract Map No. 17795, Precise Plan of Design No. 06-03, and Development Agreement No. 06-01. The project (et al) will also be reviewed in a public hearing before the City Council who is the final review authority for subdivisions and development agreements.

CONCLUSION

All elements of the project are consistent with the existing and draft General Plans. The project is also in compliance with the R-3 zoning regulations with the exception of the side-yard setback, and findings have been made to support staff's recommendation for approval. The applicant has worked closely with staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project. The multi-family residential (condominium) use is compatible with the existing and future uses in the surrounding area. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval.

Report prepared by:



H. P. Kang
Senior Planner

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans
- C. Mitigated Negative Declaration (NOI/Initial Study)
- D. Conditions of Approval
- E. Letter from Steve and Neva Feenstra

I:\Project Files\PPD's\2006\PPD 06-03 Zhou 13 unit Multi-Family Development\PC 6-28-06 SR.doc

Attachment A

Vicinity Map

TTM 17795/PPD 06-03/
VAR 06-05/DA 06-01

June 28, 2006

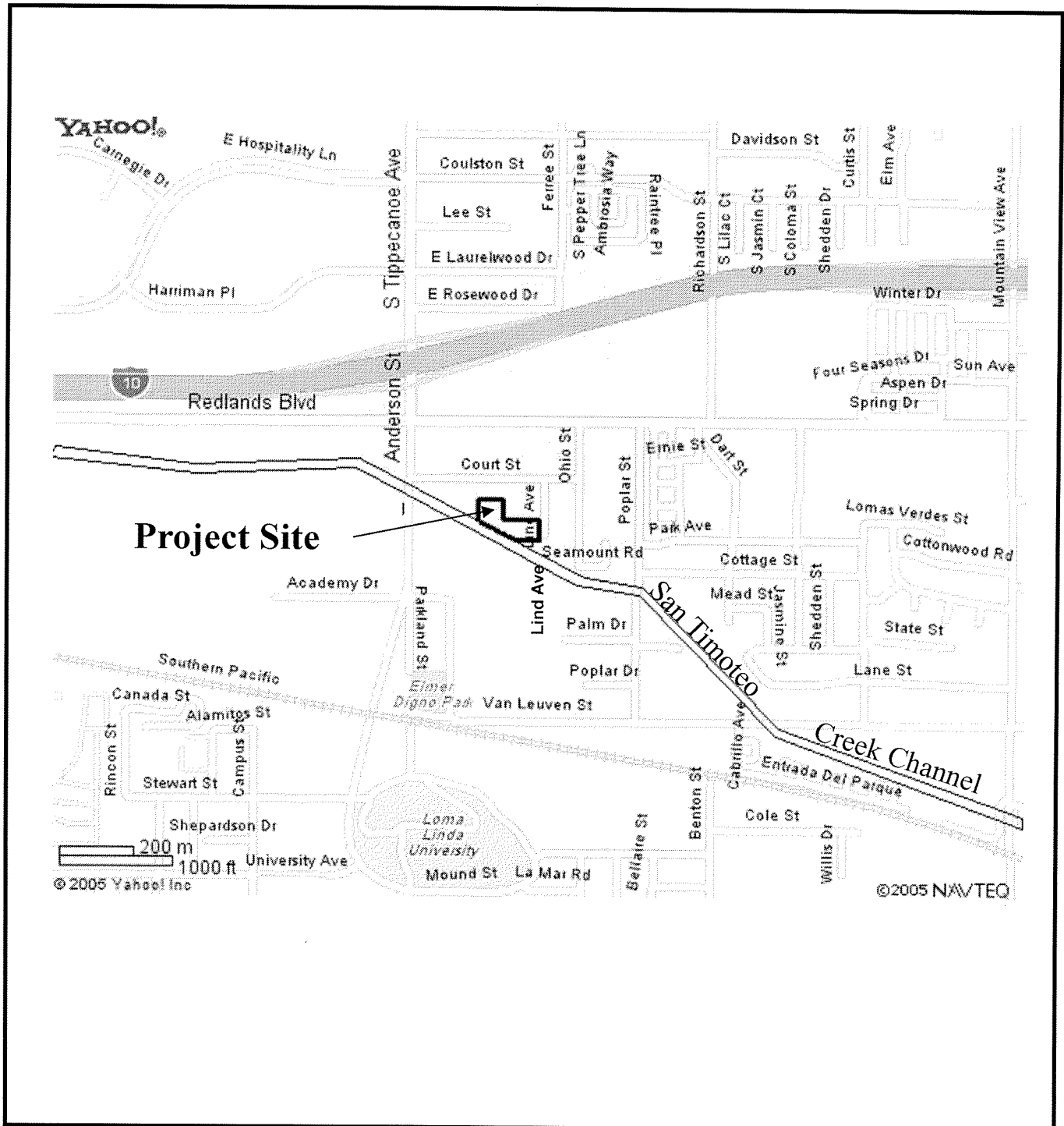


City of Loma Linda

Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

TTM 17795/PPD 06-03/VAR06-02

Attachment B

Project Plans

TTM 17795/PPD 06-03/
VAR 06-05/DA 06-01

June 28, 2006

LOMA LINDA COURT P.U.D.

10646 LIND AVE., LOMA LINDA, CA

Project
LOMA LINDA
COURT P.U.D.

10646 LIND AVE.,
LOMA LINDA, CA
EL MONTE, CA

Architect
ARCHIWEST

4205 E. LIVE OAK AV
ARCADIA, CA 91006
626.524.3164

PROJECT SUMMARY

PROJECT ADDRESS:
10646 LIND AVE., EL MONTE, CA

DESCRIPTION:

BRASS DISC 0.30 M ALONG ANDERSON ST
FROM CROSSING OF THE LOMA LINDA ACADEMY,
SET VERTICALLY IN THE EAST FACE OF THE SOUTH
CONC. COLUMN AR. THE MAIN ENTRANCE, 96.4'
WEST OF CL OF THE STREET 1.2' SOUTH OF THE
SOUTH EDGE OF THE ENTRANCE AND 0.7' ABOVE
THE ENTRANCE FLOOR

ZONE R3
APN: 0283-092-32
PROPOSED USE 13 UNIT P.U.D.
LOT SIZE 2.18 ACRES
YARD SETBACKS REQ'D
FRONT 20'
REAR 5' (10')
SIDE 10' (2ND FLR: 20')
BUDG SEPARATION
FRONT 20'
REAR 5' (10')
SIDE 10' (2ND FLR: 15' BUDG TO BUDG)
YARD SETBACKS PROVIDED
FRONT 20'
REAR 5' (10')
SIDE 10' (2ND FLR: 15' BUDG TO BUDG)
BUDG SEPARATION
FRONT 20'
REAR 5' (10')
SIDE 10' (2ND FLR: 15' BUDG TO BUDG)
BUILDING HEIGHT LIMIT:
2 STORY - 35'
MAX BUILDING HEIGHT PROVIDED:
2 STORY - 25'-10"

NUMBER OF STORES: 2

PARKING PROVIDED:
2413-28 COVERED PARKING
27 GUEST PARKING
TOTAL: 33 PARKING SPACES
800 SF PER UNIT
SHOWN ON PLOT PLAN

OPEN SPACE REQ'D
PROPOSED OPEN SPACE
SHOWN ON PLOT PLAN
TOTAL FLOOR AREA: 22,477 SF

UNIT "A" (7 UNITS)	UNIT "B" (2 UNIT)	UNIT "C" (2 UNITS)	UNIT "D" (2 UNIT)
1ST FLR 1701 SF	1ST FLR 1360 SF	1ST FLR 2025 SF	1ST FLR 1900 SF
2ND FLR 863 SF	2ND FLR 740 SF	2ND FLR 1005 SF	2ND FLR 1007 SF
GARAGE 800 SF	GARAGE 440 SF	GARAGE 1020 SF	GARAGE 893 SF
			GARAGE 420 SF

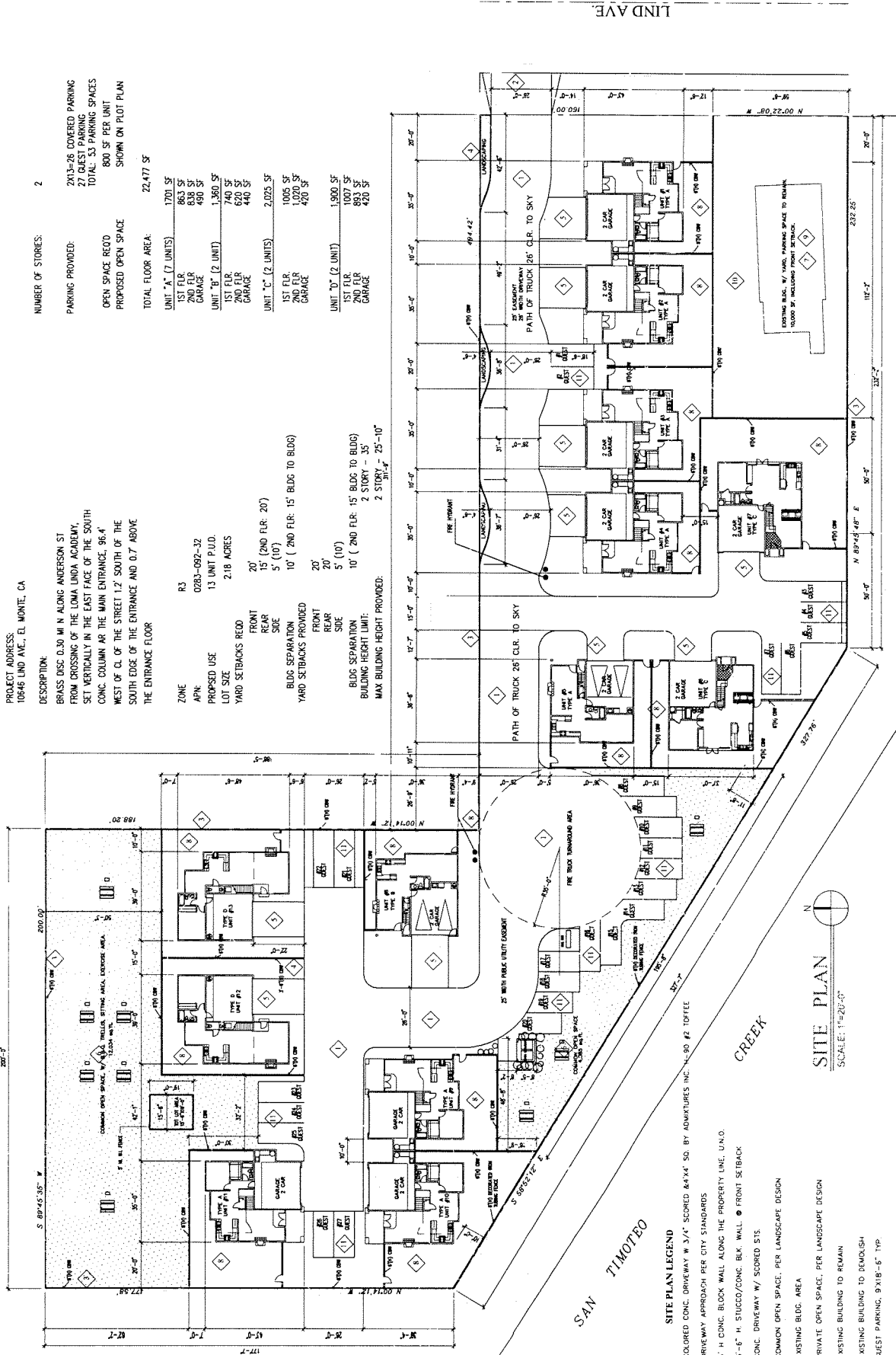
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Revisions
Date No. Description

Drawing Title

SITE PLAN
PROJECT DATA

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Date: 04.02.05
Drawing No. A1



SITE PLAN
SCALE: 1"=20'-0"

SITE PLAN LEGEND

- COLORED CONC. DRIVEWAY W/ 3/4" SCORED 8'x4' SQ. BY ADORNMENTS INC. 11-90 #2 TOFFEE
- DRIVEWAY APPROACH PER CITY STANDARDS
- 6" H CONC. BLOCK WALL ALONG THE PROPERTY LINE, U.N.O.
- 3'-6" H. STUCCO/CONC. BLK. WALL - FRONT SETBACK
- CONC. DRIVEWAY W/ SCORED STS.
- COMMON OPEN SPACE, PER LANDSCAPE DESIGN
- PRIVATE OPEN SPACE, PER LANDSCAPE DESIGN
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO DEMOLISH
- GUEST PARKING, 9'x18'-5" TYP.

Project

LOMA LINDA
COURT P.U.D.

10646 LINDA AVE.,
LOMA LINDA, CA
EL MONTE, CA

Architect

ARCHIWEST

4205 E. LIVE OAK AVE.
ARCADIA, CA 91006
626.524.3164

PLAN CHECK SET

Revisions

Date No. Description

Drawing Title

TYPE A
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ELEVATIONS

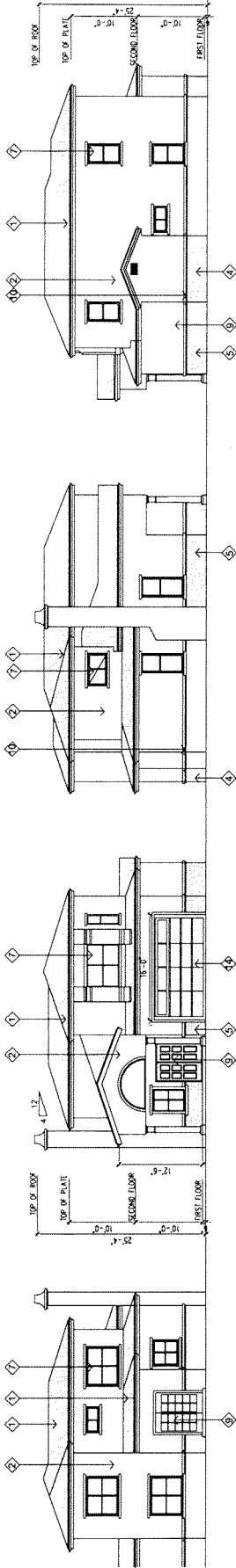
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A2



REAR ELEVATION

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FRONT ELEVATION

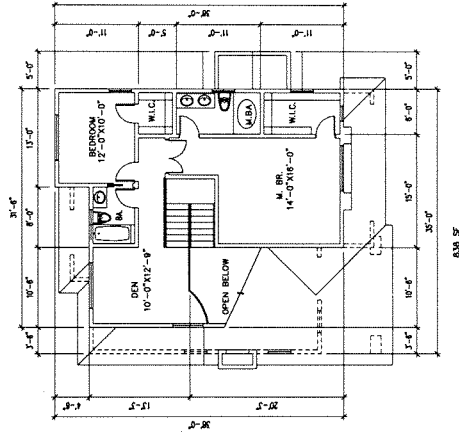
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RIGHT ELEVATION

SCALE: 1/8"=1'-0"

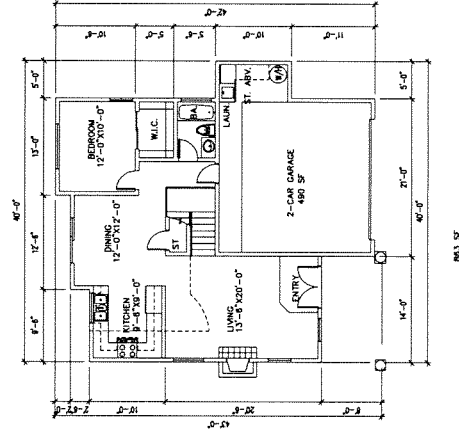
LEFT ELEVATION

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2ND FLR. PLAN

SCALE: 1/8"=1'-0"



1ST FLR. PLAN

SCALE: 1/8"=1'-0"

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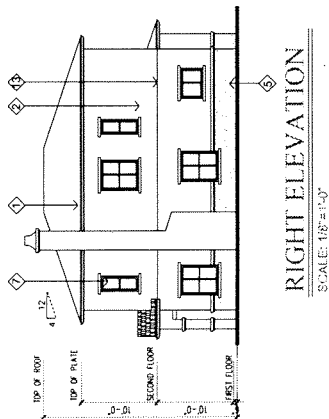
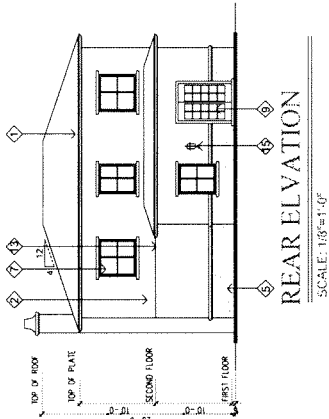
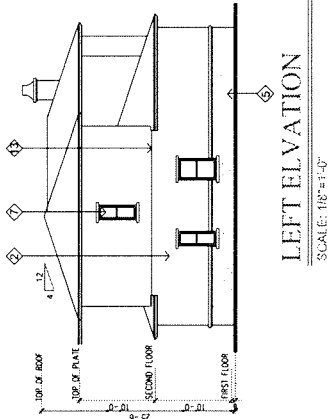
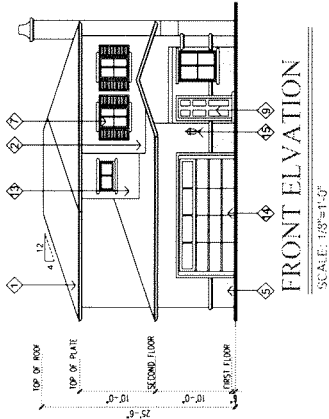
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UNIT 8

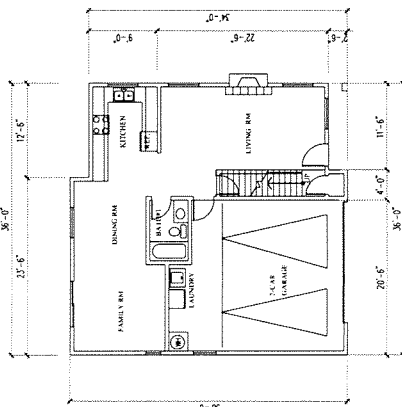
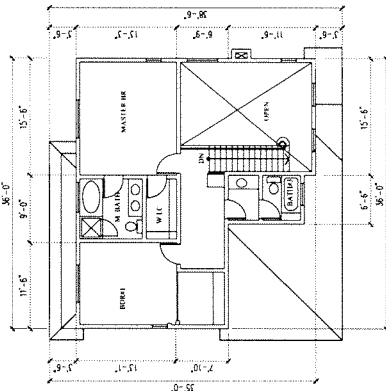
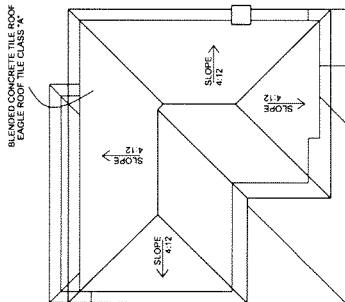
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A3



LEGEND

- 1 CONCRETE TILE
- 2 CEMENT PLASTER STUCCO
- 3 CEMENT PLASTER STUCCO
- 4 CEMENT PLASTER STUCCO
- 5 CEMENT PLASTER STUCCO
- 6 WOOD SHUTTER
- 7 ALUMINUM WINDOW WITH CLEAR GLASS
- 8 DOWNER VENT
- 9 DOOR
- 10 WOOD FASCIA
- 11 WROUGHT IRON GUARD RAIL (BLACK)
- 12 FOAM MOLDING-STUCCO FINISH
- 13 1/2" METAL REVEAL LINE
- 14 BASED-PANEL GARAGE DOOR
- 15 WALL-MOUNTED EXTERIOR LIGHT
- 16 WROUGHT IRON PLANTER HOLDER
- 17 ARCHITECTURAL COLUMN
- 18 WOOD SDC

NOTE: ALL COLORS SPECIFIED ARE BY MANUFACTURES OR VISTA PAINT CHIPS



Project

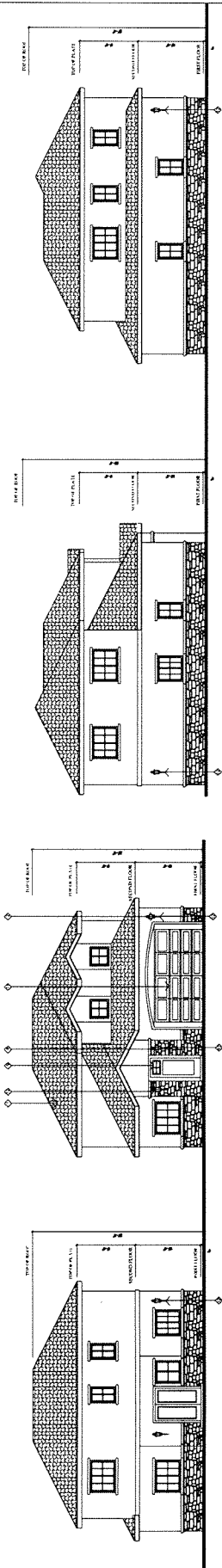
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EL MONTE, CA

Architect

ARCHIWEST

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626.524.3164



REAR ELEVATION

SCALE: 1/8"=1'-0"

FRONT ELEVATION

SCALE: 1/8"=1'-0"

RIGHT ELEVATION

SCALE: 1/8"=1'-0"

LEFT ELEVATION

SCALE: 1/8"=1'-0"

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ELEVATIONS

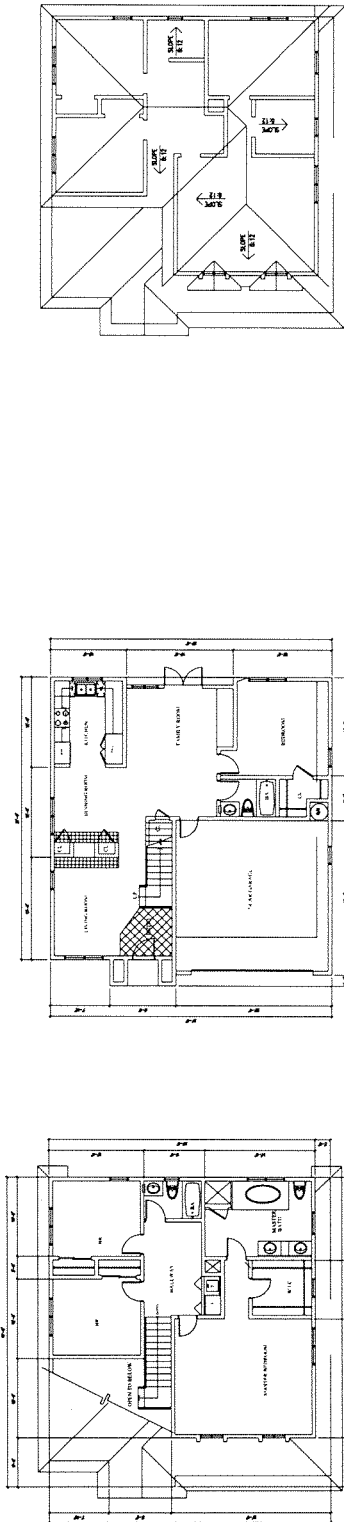
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A4



2ND FLR. PLAN

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1ST FLR. PLAN

SCALE: 1/8"=1'-0"

ROOF PLAN

SCALE: 1/8"=1'-0"

Project
LOMA LINDA
COURT P.U.D.

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LOMA LINDA, CA
EL MONTE, CA

Architect
ARCHIWEST

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PLAN CHECK SET

Revisions
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ELEVATIONS

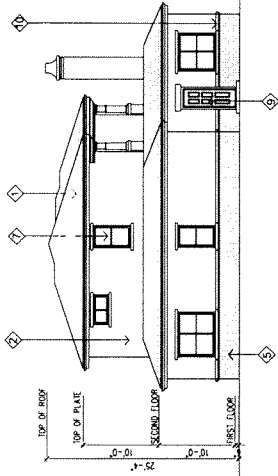
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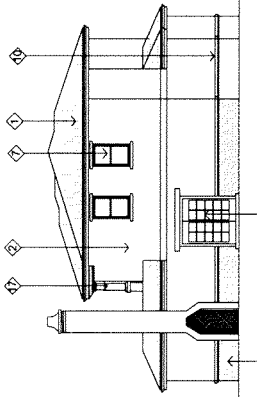
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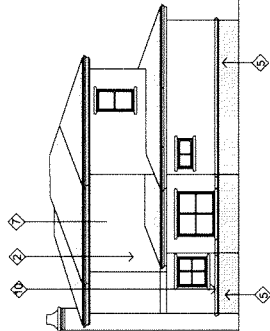
LEFT ELEVATION

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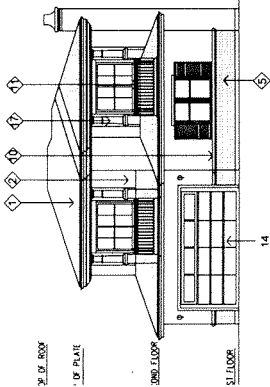
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



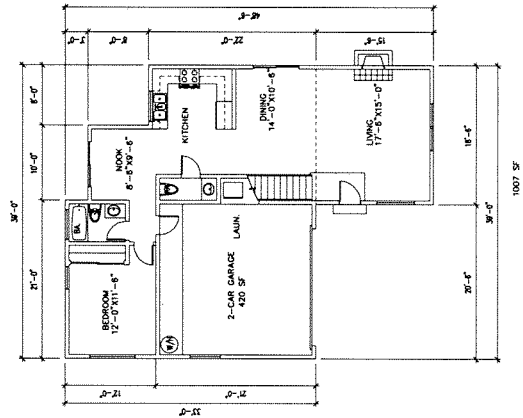
FRONT ELEVATION

SCALE: 1/8"=1'-0"



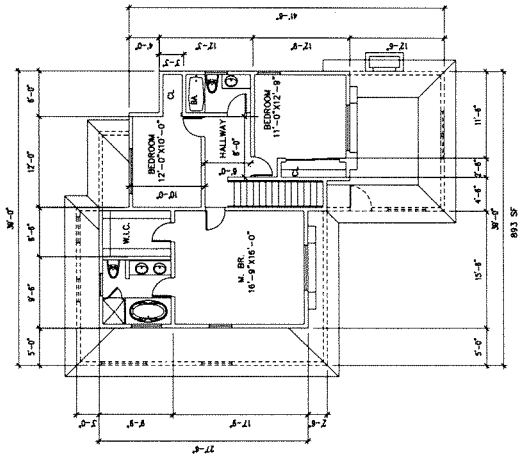
REAR ELEVATION

SCALE: 1/8"=1'-0"



1ST FLR. PLAN

SCALE: 1/8"=1'-0"



2ND FLR. PLAN

SCALE: 1/8"=1'-0"

Attachment C

Mitigated Negative Declaration
(NOI/Initial Study)

TTM 17795/PPD 06-03/
VAR 06-05/DA 06-01

June 28, 2006

**CITY OF LOMA LINDA
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACT**

FROM: CITY OF LOMA LINDA
Community Development Department
25541 Barton Road
Loma Linda, CA 92354

TO: ☐ OFFICE OF PLANNING AND RESEARCH
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ COUNTY CLERK
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

SUBJECT: Filing of Notice of Intent (NOI) to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

Project Title: Zone Change No. 06-02, Tentative Tract Map No. 06-02 (17795), Precise Plan of Design No. 06-03, and Development Agreement No. 06-02

State Clearinghouse Number (if submitted to Clearinghouse): N/A

Lead Agency Contact Person: H. P. Kang
Area Code/Telephone: 909-799-2833

Project Location (include county): The project site is generally located west side of Lind Avenue, south of Court Street and bordering San Timoteo Creek Channel in the City of Loma Linda, County of San Bernardino.

Project Description: The proposed project is a request to change the zoning from R-3 (Multi-Family Residence) to PC (Planned Community) and to subdivide a 2.18 acre site with an existing home into a Planned Residential Development of 13 one and two story condominium units (APN: 0283-092-32).

The project site, which includes many properties adjacent to the San Timoteo Creek, is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, April 27, 2006** and will end on **Tuesday, May 16, 2006**. The NOI/Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, May 17, 2006**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature: H. P. Kang

Title: Senior Planner

Date: May 17, 2006

06 APR 27 PM 11:11

CITY OF LOMA LINDA

Environmental Check List Form

1. Project Title Zone Change No. 06-02, Tentative Tract Map No. 06-02 (17795), Precise Plan of Design No. 06-03, and Development Agreement No. 06-02
2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354
3. Contact Person and Phone Number: H. P. Kang, Senior Planner, (909) 799-2833
4. Project Location: Located on the west side of Lind Avenue, south of Court Street and bordering San Timoteo Creek Channel
5. Project Sponsor's Name and Address: Mr. Lester Zhou, Tri Tech Associates, 135 N. San Gabriel, #100, San Gabriel, CA 91775
6. City General Plan Designation: Medium Density Residential
7. City Zoning: R-3, Multi Family Residential
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.) A request to change the zoning from R-3 (Multi-Family Residence) to PC (Planned Community) and to subdivide a 2.18 acre site with an existing home into a Planned Residential Development of 13 one and two story units (APN: 0283-092-32)
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) Currently, properties to the north, east and west are developed with single-family detached residential units. To the south is the existing San Timoteo Wash.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: H. P. Kang, Senior Planner

Date 4/27/06

Reviewed By: Deborah Woldruff, AICP
Community Development Director

Date 4/27/06

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The request of Zone Change from R-3 (Multi-Family Residence) to Planned Community will not have any adverse effect on scenic vista. Additionally, the location of proposed 13 unit detached condominium is not within a scenic vista/scenic highway view corridor identified in the existing General Plan. Therefore, the proposal will not have any adverse effect on scenic vista.

b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The site is neither located along nor within the view shed of a Scenic Route listed in the San Bernardino County General Plan, existing or draft City General Plans, or designated by the State of California.

The project proposes to change the zoning designation and subdivide the property to accommodate 13 condominium units and one existing single-family residential structure. The new condominium units are single and two story units, at a maximum of 25 feet and four inches, adjacent to San Tinoteo Creek and are consistent with the surrounding uses. The proposed structures will be constructed to the rear of the existing deep narrow lots. Additionally, the site has been graded in the past for the existing homes and there are no unique rock outcroppings and trees on the project site.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed zone change is a map change only and the condominium project proposal will not degrade the existing visual character or quality of the site. The existing structure will remain as a separate parcel through the Tentative Tract Map process. The project is consistent with the development requirements for the Planned Community zone, in setbacks, lighting landscaping and parking standards. New landscaping will be installed around the project site so the visual character and/or quality of the site and its surrounding will not be degraded.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The condominium project will add light and glare to the area. However, the proposed condominium project is adjacent to the existing single-family residential developments that emit light and glare in the neighborhood. All light fixtures shall be oriented to illuminate the project only and directed away from the existing residential structures. Therefore, less than significant adverse effects on night time views are anticipated to occur to the residential neighborhood on the west side of San Lucas Drive.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There are currently no agricultural operations being conducted on the project site and the site is not located in a prime agricultural area on the state maps or San Bernardino County Important Farmlands Map (2002). Therefore, the project will not have an impact on soils or farmlands.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There are currently no agricultural operations being conducted on the project site and no Williamson Act contracts in place. Therefore, no impacts within this category are anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment that could result in conversion of farmland to non-agricultural use.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project will not conflict with or obstruct any air quality plans. The proposed construction will have less than significant impact to the air quality plan. The project site is within the South Coast Air Basin and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The project will not violate any air quality standards. The proposed construction of a condominium project will cause minor air pollution during construction. However, the construction emissions were screened and quantified using the URBEMIS 2002 (version 8.7.0) air emissions program and found that the potential emissions under the threshold identified by Southern California Air Quality Management District (SCAQMD). The model separates emissions estimated based on the phases of construction and the year in which the particular activity would transpire. The criteria pollutants screened for included: reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM₁₀). The general construction phases for this project include site grading and construction. URBEMIS 2002 calculates emissions assuming the phases do not overlap. A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study. The detail report lists daily estimated emissions for site grading and building construction on-site. Therefore, the proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The project will not result in a cumulatively considerable net increase of any criteria pollutant. The proposed construction of a condominium project is not anticipated to violate any air quality standard or contribute substantially to an existing or project air quality violation. The project is located within the City of Loma Linda, which is part of the South Coast Air Basin (SCAB). The SCAB is under regulatory authority of threshold for activities within the SCAB. When a project exceeds the threshold for a particular contaminant it is considered to have a significant impact on air quality for the region. A significant impact on air quality may also occur if the project does not comply with the air quality management plan, or if it impacts, though not significant, have a cumulative significant effect. San Bernardino County often exceeds the State and Federal air quality standards for Ozone (O₃) and Particulate Matter (PM¹⁰), and combined with the western portion of the South Coast Air Basin's pollutants, which are transported from the onshore wind patterns, the County's most serious violations are during the summer months (San Bernardino County General Plan, II-C3-1). The proposed project is not anticipated to result in exceeding the current air quality management plan parameters and shall comply with the requirements and policies of the City of Loma Linda Draft General Plan. The project proposes to introduce less than significant adverse impacts as related to air quality. Construction on the site is anticipated to begin late 2006.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The project will not expose sensitive receptors. The closest school and church is located to the southwest on Anderson Street and Academy Avenue. The proposed construction of a condominium project will produce emissions under the threshold established by the AQMD during construction and operation. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The project will not create objectionable odor. The proposed construction of a condominium project does not include any sources of odor producers not commonly found with the residential development which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher or any other species of concern or listed species. According to Figure 4.4.1 of the EIR, the site and surrounding area is developed and includes urban landscaping.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. According to Figure 4.4.1 of the City's Draft General Plan EIR, no riparian habitat occurs on or near the project site. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site is currently developed and contains no such habitats.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland, nor near any drainage.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the site is currently developed with a single-family residence and there are no such corridors or nursery sites within or near the project site.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project would not conflict with any local policies or an ordinance protecting biological resources, as the site is currently developed and there are no identified biological resources that are subject to such regulation.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted for the project site or surrounding area.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. According to CEQA §15064.5 (b), “substantial adverse change in the significance of a historic resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of a historical resource would be materially impaired.” In order to create such a substantial adverse change, the resource must possess historical significance.

In their 1988 Historical Study, the City identified four potential historic districts. The historic districts were established based on areas that contained concentrations of improvements with historic interest or value. The project site does not occur within any of the four identified historic districts. Similarly, the Science Building, which was construction in the 1960’s, is not designated as a historic building, and therefore no adverse affects to a designated historical resource would result.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See response a)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than significant impact anticipated with mitigation incorporated. According to Figure 4.5.1 of the Draft General Plan EIR, the project site occurs within an area that has low potential for paleontological resources. This determination was based on literature and records checks, and other field surveys. Since the potential of unearthing vertebrate fossils is low, and since the project site contains existing buildings, it is unlikely that any impacts would result from the proposed project. However there is still some potential for occurrence, particularly during grading activities required for construction of building foundations. Therefore, necessary measures should be taken to ensure impacts are minimized. The following mitigation measure shall be implemented by the construction contractor:

- Should paleontological resources be uncovered during grading, a qualified vertebrate paleontologist shall be contracted to perform a field survey to determine and record any nonrenewable paleontologic resources found on-site. The professional will be able to find, determine the significance, and make recommendations for appropriate mitigation measures in compliance with the guidelines of the California Environmental Quality Act.

Implementation of the above mitigation measure would reduce impacts to potential paleontological resources to a less than significant level.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact anticipated with mitigation incorporated. Construction activities, particularly grading, soil excavation and compaction, could adversely affect or eliminate existing and unknown potential archaeological resources. The following mitigation measures shall be implemented:

- In the event that human remains are encountered during grading, all provisions of state law requiring notification of the County Coroner, contacting the Native American Heritage Commission, and consultation with the most likely descendant, shall be followed.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The City of Loma Linda is situated within the northern Peninsular Ranges Geomorphic Province of California. Locally, the City lies near the transition zone between the Transverse Ranges Geomorphic Province to the north and the Peninsular Ranges Geomorphic Province to the south. The Peninsular Ranges are a northwest-southeast oriented complex of blocks separated by similarly trending faults which extend 125 miles from the Transverse Ranges to south of the California/Mexico border and beyond another 775 miles to the tip of Baja California.

The project is located between the Loma Linda Fault to the southwest and the Banning Fault to the northeast. According to Figure 10.1 of the Draft General Plan, the Loma Linda Fault is considered inactive while the Banning Fault is considered active. No evidence of active faulting has been identified. While the project site is located within a highly seismic region of Southern California and within the influence of several fault systems that are considered active or potentially active, it is not located within an Alquist-Priolo Earthquake Fault Zone.

The 13-unit condominium project is required to meet all applicable requirements of the California Building Code (as adopted by the City), which will reduce the risk of structural failure.

Source: Draft General Plan (October 2005), Figure 4.6.2.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed construction of a condominium project will not cause exposure to strong seismic ground shaking. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the 13-unit condominium project could experience strong seismic ground shaking at some point in time. All construction on the site must, in compliance with the requirements of the California Building Code, be seismically designed to mitigate anticipated ground shaking.

Source: Draft General Plan (October 2005), Safety Element.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Liquefaction occurs primarily in saturated, loose, fine to medium grained soils in areas where the groundwater table is within 50 feet of the surface. According to the City's Draft General Plan EIR, moderate to moderately high susceptibility for liquefaction hazards occurs in the northwestern portion of the City and the southern portion of the City near Reche Canyon. The project site is located within the northwestern portion of the City, and as shown on Figure 4.6.2 of the Draft General Plan EIR, occurs within a liquefaction hazard zone. Since the site is currently developed with one single-family residence, the 13-unit condominium project would not increase potential liquefaction hazards with mitigation measures identified in the geotechnical report by Cal Land Engineering, Inc. dated October 21, 2005, Section 5.0 (Attachment B). Building construction in conformance with State and City building codes will reduce the risk of structural failure. Potential impacts are considered less than significant.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards and Report of Geotechnical Engineering Investigation, October 21, 2005

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed condominium project will not expose people to substantial adverse effects involving landslides based on the grading plan and existing relatively flat topography. The project site is not in a sloped area above 10 percent grade. Additionally, according to Figure 10.1 of the Draft General Plan, the project site is located outside the area of steep slopes and slope instability.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1 Geologic Hazards.

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. Some erosion will occur as a result of grading and the construction process because the site is substantially sloped; however, the implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated with mitigation measures. As previously discussed, the project site occurs within a liquefaction hazard zone. However, the site and surrounding area is currently developed. The proposed 13-unit condominium project would not increase potential liquefaction hazards with mitigation measures identified in the geotechnical report by Cal Land Engineering, Inc. dated October 21, 2005, Section 5.0 (Attachment B). Soils on-site soil (silty sand, grained sand and clayey sand) are not considered expansive. Implementation of the proposed project would not result in soils becoming unstable.

Source: Draft General Plan (October 2005), Safety Element, Figure 10.1, Geologic Hazards and Report of Geotechnical Engineering Investigation, October 21, 2005.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See response c)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed condominium project will require connections to the city sewer system.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The zone change, subdivision, and the construction of the condominium project will not create a significant hazard to the public regarding hazardous materials. All new projects are required to meet the latest National Pollution Discharge Elimination System (NPDES) regulations to minimize the potential pollutant impact.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See response a).

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The zone change, subdivision and construction will not result in harmful emissions of hazardous materials near a school facility. The condominium project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project site has been previously developed with single-family residence and thus is not on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Therefore, construction of the project will not create a significant hazard to the public or the environment.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately three [3] miles to the north).				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
See response e).				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The zone change, subdivision, and construction will not conflict with emergency plans. The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. The condominium project is proposed on the west side of Lind Avenue and would have primary access from Lind Avenue. The project applicant will be required to provide adequate access to and within the project site (e.g. widths, turning radius) for emergency response.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project and construction will not expose people to wildland fires. The condominium project site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements? ☐ ☒ ☐ ☐

Less than significant impact is anticipated with mitigation measures. The project and construction of the condominium project will not violate water quality standards. Development of the project site potentially may cause soil sedimentation and water pollution during grading and construction phases. Operations of the 13-unit condominium project, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The proposed project will increase the amount of impervious area thereby increasing the amount of potential runoff from the site. The increase in runoff will be less than significant and will not exceed the capacity of existing or planned stormwater drainage systems, or contribute a significant amount of pollutants to runoff with mitigation measures incorporated. The proposed project will protect water quality by complying with City standards and a stormwater pollution prevention plan (SWPPP). The following mitigation measures shall be implemented to reduce the impact to less than significant:

- All site drainage shall be handled on-site and shall not be permitted to drain onto adjacent properties.
- Prior to issuance of grading permits, the applicant shall obtain coverage under the NPDES Statewide Industrial Stormwater Permit for General Construction Activities from the State Water Resources Control Board. Evidence that this has been obtained shall be submitted to the City of Loma Linda Public Works Department.
- An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage construction and operation.
- All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.
- Appropriate controls shall be installed to prevent all materials from being tracked off-off-site must be removed as soon as possible, not no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project will not deplete groundwater supplies. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished by rainfall and snowmelt from the San Bernardino Mountains. The condominium project would not affect the existing aquifer. The project would receive its water supply for irrigation directly from the City's wells whose source of supply is groundwater. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed condominium project will not substantially alter drainage of the site. The condominium project is designed to drain from south to north for storm water runoff. As previously stated, an erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing or planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See response c).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

See response c)

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project will not substantially degrade water quality. Development of the project site can potentially cause soil sedimentation and water pollution during grading and paving phases. Operations of the 13-unit condominium project, including maintenance and irrigation can also lead to sedimentation and water contamination. An erosion/sediment control plan and a Water Quality Management Plan are required to address on-site drainage control during construction. The intended project will increase the amount of impervious area thus increasing the amount of potential runoff from the site. This increase in runoff will be less than significant and will not exceed the capacity of existing planned Stormwater drainage systems or contribute a significant amount of pollutants to runoff. The proposed project will protect water quality by complying with City standards and a Stormwater Pollution Prevention Plan (SWPPP).

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The Federal Emergency Management Agency's Flood Insurance Rate Map (Letter of Map Revision Dated-June 27, 2001) identifies the project site as lying outside the 100 and 500-year floodplains. The proposed project will comply with the policies and requirements of the Loma Linda General Plan.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. According to the City's Draft General Plan Figure 10.2, the project site is located within Zone X, which identifies areas determined to be outside of the 500-year floodplain. Therefore, the proposed project will not impede or redirect flood flow.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

No portion of the City occurs within the inundation area of the Seven Oaks Dam. No impacts would result.

j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Less than significant impact is anticipated. The proposed project, construction will not divide an established community because the project is adjacent to single- and multi-family residences within R-3 zoning designations. With the approval of zone change from R-3 (Multi-Family Residential) to PC (Planned Community), the project will have additional opportunities to provide common usable open space and internal community atmosphere. The existing single-family residences to the southeast of the project site (adjacent to Lind Avenue) will remain as a single-family residence. Therefore, the project will not divide an established community.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will not conflict with the land use plan, policy or regulations with the approval of the Zone Change request. The Planned Community zone permits the 13-unit condominium project with opportunities for more common open space and better layout the project to meet the needs of the future and the existing residents.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. According to the California Department of Conservation, Division of Mines and Geology, the project site and surrounding area are designated Mineral Resource Zone 3 (MRZ-3). This designation is given for areas containing mineral deposits; the significance of which cannot be evaluated from available data due to urbanization. The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State due to urbanization and limited accessibility.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. NOISE. Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed 13-unit condominium project will not expose persons to, or generate, noise levels in excess of standards established in the existing or draft General Plans or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda Draft General Plan (October 2005), 4.11 Noise.

- b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See response a).

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Development of the proposed condominium project would increase ambient noise levels in the area; however, the noise would be consistent with the Planned Community Zone adjacent to a residential area and would not result exceed the noise level threshold established in the Noise Element for Planned Community use. The noise generated would be from vehicles utilizing the condominium project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The construction of the condominium project will cause a temporary increase in the ambient noise level during construction. The potential for disrupting persons in the vicinity of the project area is apparent due to the developed neighborhood to the west, north and east of the project site. However, during site construction, the project is required to comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 a.m. and 7:00 p.m. No additional mitigation is needed or proposed for short-term noise impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately three [3] miles to the north).

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See response e).

XII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The 13-unit condominium project will not induce substantial population growth in the area. Construction activities associated with development of the condominium project will be short-term and would not create any new long-term construction jobs.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The construction of the 13-unit condominium will provide additional housing to the City of Loma Linda. Additionally, the existing single-family residence will remain as a residential unit. Therefore, this project will not displace substantial number of existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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See response b).

XIII. PUBLIC SERVICES. Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project and construction will not result in increased fire protection. Fire protection is provided by the City's Fire Department. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and Fire Department enforce fire standards during the building plan check and inspection processes. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed condominium project will not have a significant impact to the fire protection services. Additionally, the layout of condominium project has been designed for adequate fire access and turn-around. The proposed project would not create a fire hazard or endanger the surrounding area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Less than significant impact is anticipated. The proposed project will not require additional police protection. The San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSB currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed 13-unit condominium project would not substantially increase the population. Therefore no additional demand would be placed on officers to maintain the current level of service.</p>				
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Less than significant impact is anticipated from the proposed condominium project. The proposed project will not require additional school facilities for the local school district. School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. The code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently \$2.24 per square foot of new residential development and \$0.36 per square foot for commercial or other development. The proposed project will pay its fair share of the school impact fees.</p>				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Less than significant impact is anticipated. The proposed project will pay their fair-share of city adopted park development fees per unit basis.</p>				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>No impact is anticipated. The proposed condominium project would not result in an additional need for other public facilities.</p>				

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. RECREATION. Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project will not increase the demand for existing neighborhood and regional parks or other recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See response a).

XV. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed 13-unit condominium project will not significantly increase the traffic load and capacity of the street system. The proposed condominium project will improve the Lind Avenue with additional curb-gutter and sidewalk on the project side. The streets are design to handle the anticipated amount of traffic generated by this project. Therefore, the estimated number of vehicle trips resulting from the construction of this condominium project will be less than significant.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed 13-unit condominium project will not significantly increase in traffic load and capacity of the street system. Therefore, the amount of traffic anticipated by this project will not exceed, either individually or cumulatively, above the level of service standard established by the San Bernardino County congestion management plan (2003).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project will not effect air traffic patterns. The proposed project will result in a negligible change in traffic levels which will not increase the usage of local airports or influence the change in flight patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed condominium project will not result in a substantial increase in hazards due to a design feature. The proposed project will be compatible with the surrounding Planned Community uses and will utilize a driveway access from an existing City street (Lind Avenue). Improvements will be made to Lind Avenue (dead end street) to provide better ingress and egress to the project site.

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project will not result in inadequate emergency access. As previously stated, the project is subject to the requirements of the City's Public Works and Fire Departments. The project will be required to provide infrastructure that meets the performance requirements of all emergency vehicles. Access to the condominium project is proposed from Lind Avenue.

f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project and construction will not result in inadequate parking capacity. The project provides two car garage spaces per unit and meets the guest parking requirements of the City of Loma Linda.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project does not include bus turnouts or bicycle racks. The location of the proposed condominium project is within walking distance to the Loma Linda Academy and commercial centers on Redlands Boulevard. Additionally, the project is near a transit stops located on Redlands Boulevard and Anderson Street intersection.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less than significant impact is anticipated. The proposed 13-unit condominium project will have less than significant impact on the wastewater treatment requirements of the Regional Water Quality Control Board. All of the new units shall be connected to the City sewer system prior to occupancy per city standards. Implementing best management practices and policies of the City regarding wastewater will protect water quality.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact is anticipated. The development of the project site would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact is anticipated. The current storm water drainage facilities are adequate in handling the discharge generated by this project.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

No impact is anticipated. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. The main water source for the City is the Bunker Hill Basin.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed project and construction will have less than significant impact to the local wastewater treatment provider. The wastewater from Loma Linda is transported to the San Bernardino treatment plants. The condominium project will generate water runoff going into the storm drain and wastewater needing treatment at the sewage treatment facility in San Bernardino.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Less than significant impact is anticipated. Waste Management of the Inland Empire provides waste disposal and recycling services for the project that will generate limited refuse.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact anticipated. The proposed project shall comply with all Federal, State and local regulations related to solid waste. As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. Standard mitigation measures for all development projects in the City shall include the following:

- The project proponent shall incorporate interior and exterior storage areas for recyclables.
- The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact. The project will not cause negative impacts to wildlife habitat, or limit the achievement of any long-term environmental goals, or have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on plant or animal species. The infill site is located within a developed residential neighborhood adjacent to existing residential properties. The mitigation measures included in this Initial Study will reduce the project impacts to less than significant levels. Therefore, development of the site will not result in impacts to plant and/or animal species or viable habitat areas.

b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact anticipated. The proposed project and construction of the project will not impact long term environmental goals. The proposed project is to construct a 13-unit condominium project with a zone change from R-3 (Multi-Family Residential) to PC (Planned Community). It conforms to the surrounding uses and is consistent with the designated R-3 (Multi-Family Residential) zone to the west, north and east. Similar to any development, the project is expected to expose residents to noise levels, traffic, light and glare that are above normal during the construction phases. However, the cumulative effects of these impacts will be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact anticipated. Several of the potential impacts identified in this Initial Study potentially have cumulatively considerable effects, which could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Mitigation measures have been proposed and implementation of these mitigation measures will provide safeguards to prevent potentially significant cumulative impacts.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact anticipated. No harmful environmental effects are anticipated from the 13-unit condominium project. Several of the potential impacts identified in this Initial Study could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Project impacts, which can be sufficiently mitigated to a less than significant level, include hydrology and cultural resources. Implementation of the proposed mitigation measures will ensure that the project's effects will remain at a level that is less than significant. The project will not cause substantial adverse effects on human beings, either directly or indirectly.

SUMMARY DISCUSSION

The City has concluded, based upon the analysis herein, that the proposed 13-unit condominium project on the west side of Lind Avenue north of the San Timoteo Creek will have a "less than significant impact" on the physical environment.

ATTACHMENTS

Appendix A – URBEMIS 8.7 Air Emissions Summary

Appendix B – Report of Geotechnical Engineering Investigation (October 21, 2005)

REFERENCES

City of Loma Linda Draft General Plan, LSA Associates, October 2005

City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004

City of Loma Linda Zoning Map

City of Loma Linda Municipal Code

California Government Code

Flood Insurance Rate Map of San Bernardino County and Incorporated Areas, Map No. 06071C8692F (effective June 27, 2001).

San Bernardino County congestion management plan (2003)

Historical and Architectural Determination of Eligibility Report Hatheway & Associates (2005)

Trip Generation, Institute of Transportation Engineers (1991)

Report of geotechnical Engineering Investigation (October 21, 2005)

URBEMIS 2002 For Windows 8.7.0

File Name: <Not Saved>
Project Name: 13 unit condo
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	49.95	172.33	199.90	0.00	7.19	7.18	0.01
*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	17.06	114.34	137.51	0.00	4.41	4.41	0.00

AREA SOURCE EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	0.98	0.10	0.82	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	1.00	0.99	11.09	0.01	0.91

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	1.98	1.10	11.91	0.01	0.91

Attachment D

Conditions of Approval

TTM 17795/PPD 06-03/
VAR 06-05/DA 06-01

June 28, 2006

CONDITIONS OF APPROVAL

**TENTATIVE TRACT MAP NO. 17795
PRECISE PLAN OF DESIGN (PPD) NO. 06-03
VARIANCE NO. 06-05
June 28, 2006**

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within two years of this approval, the Tentative Tract Map shall be exercised or the permit/approval shall become null and void. These subdivisions shall be granted an extension of time for up to the ten (10) year term of the Development Agreement.

PROJECT:

**Tentative Tract Map No. 17795
Precise Plan of Design No. 06-07
Variance No. 06-05**

EXPIRATION DATE:

**June 28, 2008
June 28, 2008
June 28, 2008**

2. The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
3. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:

- a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fence and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a developmental project.
4. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.
 5. The proposed subdivision shall conform to all provisions of Title 16 of the Loma Linda Municipal Code (LLMC).
 6. Mitigation measures listed in the Mitigated Negative Declaration shall be made conditions of this project.
 7. The project and future development and/or improvements shall conform to the approved set of plans depicting site design, layout and aesthetics of the housing product.
 8. Approval of TTM 17795, PPD No. 06-03, VAR 06-05 and Development Agreement is contingent upon the applicant and property owners signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.
 9. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development (including custom single-family residences). Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Please contact Information Systems Supervisor at (909) 799-2897 for further information.
 10. The Loma Linda Connected Communities Hub structure shall be completed prior to occupancy.

11. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases, and noise control; odor control; screening; signs, off-street parking and off-street transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
12. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form curst on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
 - g. Discontinue construction activities during Stage 1 smog episodes.
13. To meet the City's affordable housing requirement, the proposed project is subject to an approved Development Agreement between the applicant and the Loma Linda Redevelopment Agency. Please contact Pam O'Camb, City Clerk and Redevelopment Agency Secretary at (909) 799-2819 for further information.
14. All construction activities shall cease if historic and/or archaeological resources are discovered during grading and/or excavation and removal of the existing foundation materials until a qualified archaeologist is called to the site to complete an evaluation of site and said resources.
15. The applicant shall provide a concrete pad area for the individual trash cans and recyclables within the individual fenced areas of the rear yard.
16. The applicant/developer shall note on the final plans that a six-foot-high chain-link fence shall be installed around the site prior to the building construction stage. Gated entrances shall be permitted along the perimeter of the site for construction vehicles.

17. The applicant/developer shall provide a variety of garage and front doors that are more in keeping with the design of the architecture. The top panel shall include panel windows.

Landscaping

18. The applicant/developer shall submit three sets of the final landscape plan prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and by the Public Works Department for landscaping in the public right-of-way. Landscape plans for the Landscape Maintenance District shall be on separate plans.
19. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan, and these conditions of approval.
20. The block wall along the north, west and east boundaries shall be a decorative block wall or split face block wall. The south walls shall be constructed with a tubular fencing with stone pilasters.
21. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modification to the placement of a street tree, as specified, in front of each house shall be reviewed and approved by the Community Development Department prior to issuance of permits.
22. Root guards shall be placed around the roots of all trees to be planted in the front, exterior side yards, and in the common areas.
23. The applicant/developer shall provide landscaping for the front-yard, exterior side-yard for each dwelling unit and shall also provide landscaping for all the common areas.

Noise

24. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
25. All windows shall be double paned.
26. Entry doors, sliding glass doors, and French doors shall be well-weather stripped, solid fiberglass and solid core steel clad entry doors. The weather-stripping around the entire perimeter of the doors should consist of neoprene bulb gaskets that are compressed when the doors are closed to form an airtight

seal. A wooden astragal with neoprene bulb gaskets shall be used at double doors to ensure an airtight seal.

27. The interior noise standard of 45 dBA shall be met in all units with windows closed. Therefore, ventilation is needed per the Uniform Building Code standards in order to provide a habitable environment with windows closed.

FIRE DEPARTMENT

28. All construction shall meet the requirements of the editions of the California Building Code (CBC) and the California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
29. Pursuant to CBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and CFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.
30. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City Manager's Executive Order.
31. A fire lane shall be designated on the main driveway as approved and accepted by the Loma Linda Fire Department regulations.

PUBLIC WORKS

32. The applicant/developer shall record a Final Map with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act prior to issuance of all permits.
33. At the time of Final Tract Map submittal, the applicant/developer shall include the following: Traverse calculations (sheets), copies of recorded maps and deeds used as reference and/or showing original land division, tie notes and bench marks referenced, and a current title report. The traverse calculation sheets to show error of closure. Inverse calculations are not acceptable for plan check review.

Soils/Geology/Grading

34. The applicant/developer shall implement the recommendation of the feasibility Soils Investigation Report by Cal Land Engineering, Inc. dated October 21, 2005.
35. The applicant/developer shall submit grading plans, preliminary soils report and hydrology/hydraulic study to the Public Works Department for review and approval. The precise grading plan for the project shall be approved prior to issuance of any building permits. A copy of the approved SWPPP and NOI issued by the State Water Resources Control Board shall be submitted to the Public Works Department. The applicant/developer shall comply with the requirements of the National Pollution Discharge Elimination System (NPDES) permit program, prior to the issuance of grading permit.
36. The applicant/developer shall submit and obtain Public Works Department approval of an erosion/sediment control plan to minimize potential increases in erosion and sediment transport during short-term construction and long-term operational activity prior to issuance of any grading or building permits.
37. Dust control shall be made a condition of the grading plans for this project.
38. The applicant/developer shall submit structural design and location for any required walls for review by the Building and Safety Department.
39. Soil sampling and analysis of visibly stained soils shall be conducted prior to any grading or earthmoving activities. Certification that this work has been completed by a licensed engineering geologist, filed with and approved by the Public Works Department, shall be provided prior to the issuance of any grading permits. Any soil that is determined to contain contaminants in hazardous concentrations shall be properly treated and/or removed by a qualified hazardous waste company.
40. The applicant/developer shall submit original wet signed and stamped grading certifications from the soils engineer and the grading engineer, along with compaction reports to the Public Works Department.
41. The precise grading plan for the project shall be approved by the City of Loma Linda prior to issuance of any building permits.
42. The applicant/developer shall submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.

Street Improvements

43. The applicant/developer shall install or bond for all off-site improvements prior to recording the final map.

44. Street light locations shall be approved by the City of Loma Linda. Streetlights shall be installed and energized prior to release for occupancy for any houses.
45. Any streets damaged as a result of new services shall be repaired as required by the Public Works Department prior to occupancy.
46. "Record Revisions" shall be made to all plans to reflect the changes to the improvements as constructed.
47. The applicant/developer shall design public improvements including sidewalk, drive approaches and handicap ramps in accordance with all requirements of the State of California Accessibility Standards, Title 24 California Administrative Code.

Dedication

48. The applicant shall dedicate the ultimate right-of-way street width to the City.
49. Public utility easements shall be dedicated to cover all utilities either by map or separate document.

Hydrology/Drainage

50. All lots shall drain to streets. All additional drainage due to development shall be mitigated on-site, no cross lot drainage will be allowed unless suitable easements are provided. A Water Quality Management Plan is required to address on-site drainage construction and operation.
51. The applicant/developer shall provide adequate City of Loma Linda Drainage Easements (minimum fifteen [15] feet wide) over the natural drainage courses and/or drainage facilities. The applicant/developer shall design easements to contain the 100-year frequency storm flow plus bulking and freeboard per approved City criteria.
52. The applicant/developer shall provide engineered plans for all drainage improvements, to the Public Works Department for approval prior to any construction activity.
53. A complete hydrology study and hydraulic calculations shall be submitted for review and approval by the Public Works Department.
54. All necessary precautions and preventive measures shall be in place in order to prevent material from being washed away by surface waters or blown by wind. These controls shall include at a minimum: Regular wetting of surface or other

similar wind control method, installation of straw or fiber mats to prevent rain related erosion. Detention basin(s) or other appropriately sized barrier to surface flow must be installed at the discharge point(s) of drainage from the site. Any water collected from these controls shall be appropriately disposed of at a disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

55. Appropriate controls shall be installed to prevent all materials from being tracked off-site by vehicles or other means. These controls may include gravel exits or wash-down areas. Any materials tracked off-site must be removed as soon as possible, no later than the end of the operation day. This material shall be disposed of at an appropriate disposal site. These measures shall be added as general notes on the site plan and a statement added that the operator is responsible for ensuring that these measures continue to be effective during the duration of the project construction.

Utilities

56. Sewage system shall be provided by City of Loma Linda.
57. City of Loma Linda shall be the water purveyor. Project shall be served by a master meter with backflow protection system in place.
58. The applicant/developer shall provide all utility services to each lot, including sanitary sewers, water, electric power, cable, gas, and telephone. Each lot shall be separately metered. All utilities are to be underground.
59. All fire hydrants and their distribution mains shall be made part of the Public System.
60. The developer/owner shall pay for the relocation of any power poles or other existing public utilities as necessary.
61. Water mains, fire hydrants, services and meters shall be sized and installed to City of Loma Linda standards and as shown on the approved utility plans for the development. These utilities shall be public and constructed within public right-of-way or public utility easements. Submit plans for review and approval.
62. Improvement plans shall include all connections and locations to the City mains for on-site irrigation, including all meter and backflow prevention devices.
63. The applicant shall provide a storm drain system connecting to the San Timoteo Channel prior to issuance of Certificate of Occupancy. Storm drain may be oversized with City contribution.

Construction

64. No commencement of public street work shall be permitted, except rough grading, until dedication for that street has been recorded. The applicant/developer shall obtain a permit prior to any construction within the City's right-of-way.
65. Any abandoned wells on the property or similar structures shall be destroyed in a manner approved by the Public Works Department in accordance with the State of California Department of Health Services.
66. All underground structures, except those desired to be retained, shall be broken in, backfilled, and inspected before covering.
67. During construction of the proposed improvements, equipment shall be properly maintained offsite, any leaks or spills shall be promptly contained and properly disposed.
68. The applicant/developer shall comply with the prevailing City standards and requirements at the time of construction.
69. The applicant/developer shall provide, to the maximum extent practicable, for the recycling and reuse of existing materials. Coordinate with the Public Works Department to obtain a list of recyclable/reusable materials and recycling vendors. Provide a report of materials recycled/reused; report to include type of materials and quantities of materials recycled/reused.
70. The site shall be treated with water a minimum of twice per day, or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM₁₀ emissions, in accordance with SCAQMD Rule 403.
71. Lind Avenue, and other proposed on-site streets shall be swept according to a schedule established by the City to reduce PM₁₀ emissions associated with vehicle tracking of soil off-site. The site access haul road shall be watered a minimum of twice daily. Timing may vary depending upon time of year of construction.
72. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.
73. Vehicle speeds shall be restricted to less than 15 miles per hour on unpaved portions of the site.

CC & R'S

74. The applicant shall provide by CC&R's requiring owners to maintain the architecture and character of the buildings, and keep the properties in a neat, orderly, and well-maintained manner prior to issuance of building permits.
75. The applicant shall be required to set up a Homeowners' Association (HOA).
76. All HOA requirements and fees shall be disclosed to future homebuyers prior to transfer of property. Disclosure documents shall be provided to the Community Development and Public Works Departments prior to issuance of permits for any temporary sales office.
77. Prior to approval of the final map, all organizational documents for the project including any deed restrictions, covenants, conditions, and restrictions shall be submitted to and approved by the Community Development Department and City Attorney's office. Costs for such review shall be borne by the applicant/developer. A copy of the final documents shall be submitted to the Community Development Department after their recordation. CC&Rs shall include but not be limited to the following provisions:
 - A. Because the City is interested in protecting the public health and safety and ensuring the quality and maintenance of common areas under control of a Homeowners' Association, the City shall be included as a party to the CC&Rs for enforcement purposes of those CC&R provisions in which the City has interest, as reflected by the following B through M. However, the City shall not be obligated to enforce the CC&Rs.
 - B. The requirement that Homeowners' Association bylaws be established.
 - C. Provisions for effective establishment, operation, management, use, repair and maintenance of all landscaped areas, walls and fences.
 - D. Membership in any Homeowners' Association shall be inseparable from ownership in individual dwelling units.
 - E. Architectural controls shall be provided and may include but not be limited to provisions regulating exterior finishes, roof materials, fences and walls, accessory structures such as patios, sunshades, trellises, gazebos, awnings, room additions, exterior mechanical equipment, television and radio antenna.
 - F. Maintenance standards shall be provided for applicable items listed in Section C above in CC&Rs. Examples of maintenance standards are shown below:

- (1) All common area landscaping and private lawn areas visible from any public Right-of-Way shall be properly maintained such that they are evenly cut, evenly edged, free of bare or brown spots, free of debris and free of weeds above the level of the lawn. All planted areas other than lawns shall be free of weeds, dead vegetation and debris. All trees and shrubs shall be trimmed so they do not impede pedestrian traffic along the walkways. All trees shall also be root pruned to eliminate exposed surface roots and damage to sidewalks, driveways and structures.
 - (2) Common areas shall be maintained in such a manner as to avoid the reasonable determination of a duly authorized official of the City that a public nuisance has been created by the absence of adequate maintenance such as to be detrimental to public health, safety or general welfare, or that such a condition of deterioration or disrepair cause harm or is materially detrimental to property values or improvements within the boundaries of the subdivision and Homeowners' Association, to surrounding property, or to property or improvements within the project.
- G. Residents shall not store or park any non-motorized vehicles, trailers regardless of length, or motorized vehicles that exceed 7 feet high, 7 feet wide or 20 feet long in any parking or driveway area except for purpose of loading, unloading, making deliveries or emergency repairs except that the Homeowners' Association may adopt rules and regulations to authorize exceptions.
- H. The Homeowners' Association is responsible for monitoring and enforcing any and all parking regulations as they apply to private property. Individual property owners shall park vehicles in garage spaces. Storage of personal items may occur in the garages only to the extent that vehicles may still be able to be parked within the required garage spaces.
- I. All utility services serving the site shall be installed and maintained underground as depicted on the site plan.
- J. The Homeowners' Association shall be required to file the names, addresses, and telephone numbers of at least one member of the Association Board and where applicable, a Manager of the project before January 1st of each year with the City of Loma Linda Community Development Department for the purpose of contacting the association in the case of emergency or in those cases where the City has an interest in CC&R violations.

- K. Perimeter project block walls to be constructed on private property shall be maintained and replaced, if necessary by a Homeowners' Association. This shall not preclude a Homeowners' Association from assessing charges to individual property owner for structural damage to the wall or fence.
- L. No amendment to alter, modify, terminate or change the Homeowners' Association's obligation to maintain the common areas and the project perimeter wall or other CC&R provisions in which the city has an interest, as noted above, or to alter, modify, terminate or change the City's right to enforce maintenance of the common areas and maintenance of the project perimeter wall, shall be effective without the prior written approval of the City of Loma Linda Community Development Department.

FEES/PERMITS/BONDING

- 78. Within forty-eight (48) hours of approval of the subject project, the applicant shall deliver to the Community Development Department, check or money order made payable to the **COUNTY OF SAN BERNARDINO** in the amount of \$35.00 (*thirty five dollars*) to enable the City to file the appropriate environmental documentation for the project. If within such forty-eight (48) hour period that applicant has not delivered to the Community Development Department the above-noted check, the statute of limitations for any interested party to challenge the environmental determination under the provisions of the California Environmental Quality Act could be significantly lengthened.
- 79. The applicant/developer shall pay appropriate fees for plan check, inspection, GIS map plan update, and microfilming and storage of maps and plans, and other required fees.
- 80. Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of building permits.
- 81. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.
- 82. The applicant/developer shall submit proof of payment from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department prior to the issuance of any building permits.

83. The applicant/developer shall bond all required road, drainage, grading, water, sewer, and landscaping improvements in accordance with City Development Code unless constructed and approved prior to recordation of Final Map. No commencement of public street work until the dedication for that street has been recorded. No releasing of a deposit posted for erosion control and monumentation shall be permitted prior to completion of all on-site construction.
84. All studies required within these conditions require a deposit to cover the cost of the review of the studies. Additional deposits may be required or a refund issued when the costs do not exceed the deposits.

End of Conditions

Attachment E

Letter from Steve and Neva Feenstra

TTM 17795/PPD 06-03/
VAR 06-05/DA 06-01

June 28, 2006

Feenstra Apartments

12911 Club Dr.
Redlands, CA 92373

STEVEN N. FEENSTRA
909-794-5933

MAY 10 2006

To Community Development Department of the City of Loma Linda,

We own houses on Lind Ave. 10612-10632. This is two duplexes and one single family. The existing street is very narrow and has large sink areas in it from old street work. This new development would bring at least 30 more cars on this road which is already past its capacity. Even the city garbage trucks can't turn around. We therefore oppose this development unless there is also road repair done at the same time to help handle the increase in traffic. Also what type of fence is the developer providing between his property and my property at 10632 Lind? Has the city finally fixed the sewer lines? I Thank You in advance for looking into these matters.

Steven and Neva Feenstra
12911 Club Dr.
Redlands, Ca. 92373
Phone: 560-1868 or 794-5933

